

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



THE GLADE, 8 DOVER ROAD, POOLE, DORSET,
BH13 6DZ



ABOUT THIS PROPERTY

£1,625,000

7 bedrooms

En-suite and dressing room to main bedroom

3 bathrooms

Large living room with log burner

3 further reception rooms

Utility room and cloakroom

Large secluded plot

Double garage

Council band G: £3078.24

Freehold

[Click here for virtual tour](#)

A handsome character home built in the 1930's, nestling in a secluded plot extending to 1 acre. It is located in a quiet road, just 1.2 miles from the beach. The property offers a choice of reception rooms, 7 bedrooms and 3 bathrooms including an en-suite and a dressing room to the principle bedroom. There is also a double garage.

This charming character home was built in the 1930's designed with the principle rooms facing south. An imposing entrance hall greets you as you enter this impressive home. The formal living room enjoys a delightful double aspect and log burner. The kitchen is located to the rear with adjoining utility room. The kitchen opens into the dining room which features a partly glazed roof, allowing the sunlight to flood in. In addition, there is a study downstairs, a family room or snug and a cloakroom. On the first floor are four double bedrooms. The principle bedroom is very spacious and in addition there is a dressing room with fitted wardrobes and an en-suite bathroom. The family bathroom serves the other three bedrooms. On the top floor are three further bedrooms, a family bathroom and eaves storage. The house nestles in a secluded plot extending to 1 acre, well set back from the road. A large terrace is located to the front of the house and accessed from the principle rooms. From here, steps lead to a large lawned area and a summer house with power and light. A large ornamental pond is connected by waterfalls to two further ponds providing plenty of interest and wildlife. The rear garden is split into several sections, with a raised lawn directly to the rear of the house. A Purbeck stone pathway leads to an elevated area, where the summer house/office sits, complete with an electrical supply. Adjacent to the house is a double garage with electric door and store room. Beyond here is a woodland area and additional parking space.

LOCATION

Located on an unadopted road in one of Branksome Park's most desirable and quiet locations, yet within easy access of Westbourne and local beaches at Branksome Chine. Westbourne with its array of bistros, bars and Marks and Spencer food hall is within walking distance, and Canford Cliffs Village is just over a mile away. The local train station at Branksome has a direct line into London Waterloo in under 2 hours. Within easy driving distance are Waitrose, Tesco and Sainsbury's.





Total area: approx. 310.3 sq. metres (3339.7 sq. feet)
 Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556066)
 Plan produced using Planipip.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		76
(39 to 54)	E	54	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
 VAT Number: 289586706